

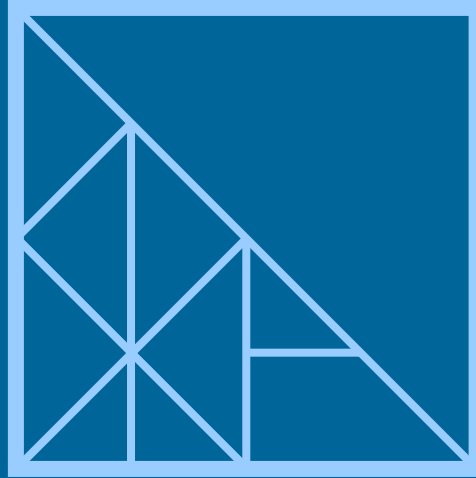
ROSLINDALE NEIGHBORHOOD STRATEGIC PLAN

An Overview of
Process and Presentation of Data

**A Community Presentation By Boston Redevelopment
Authority**

November 30, 2005



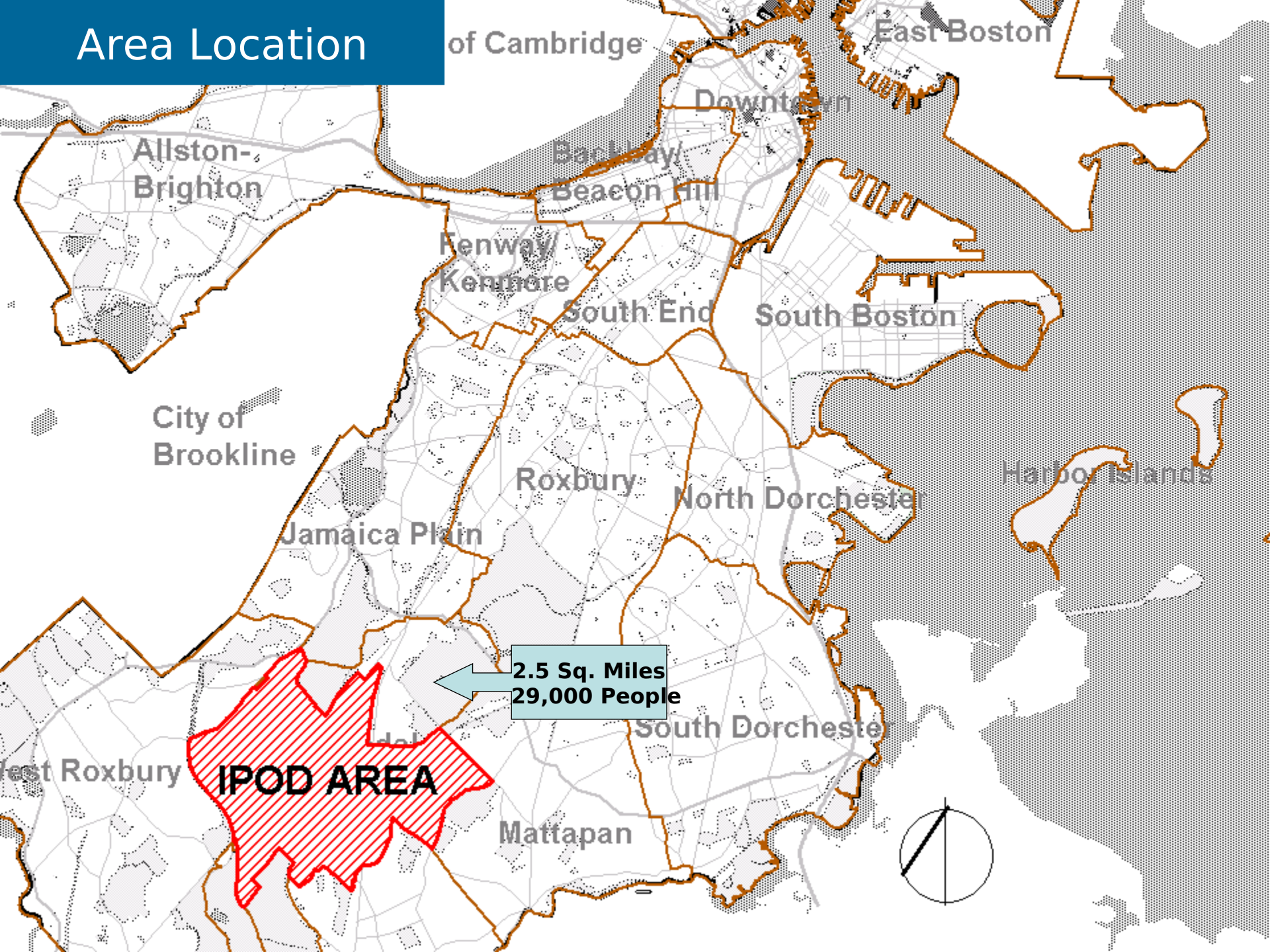


A Boston Redevelopment Authority Presentation

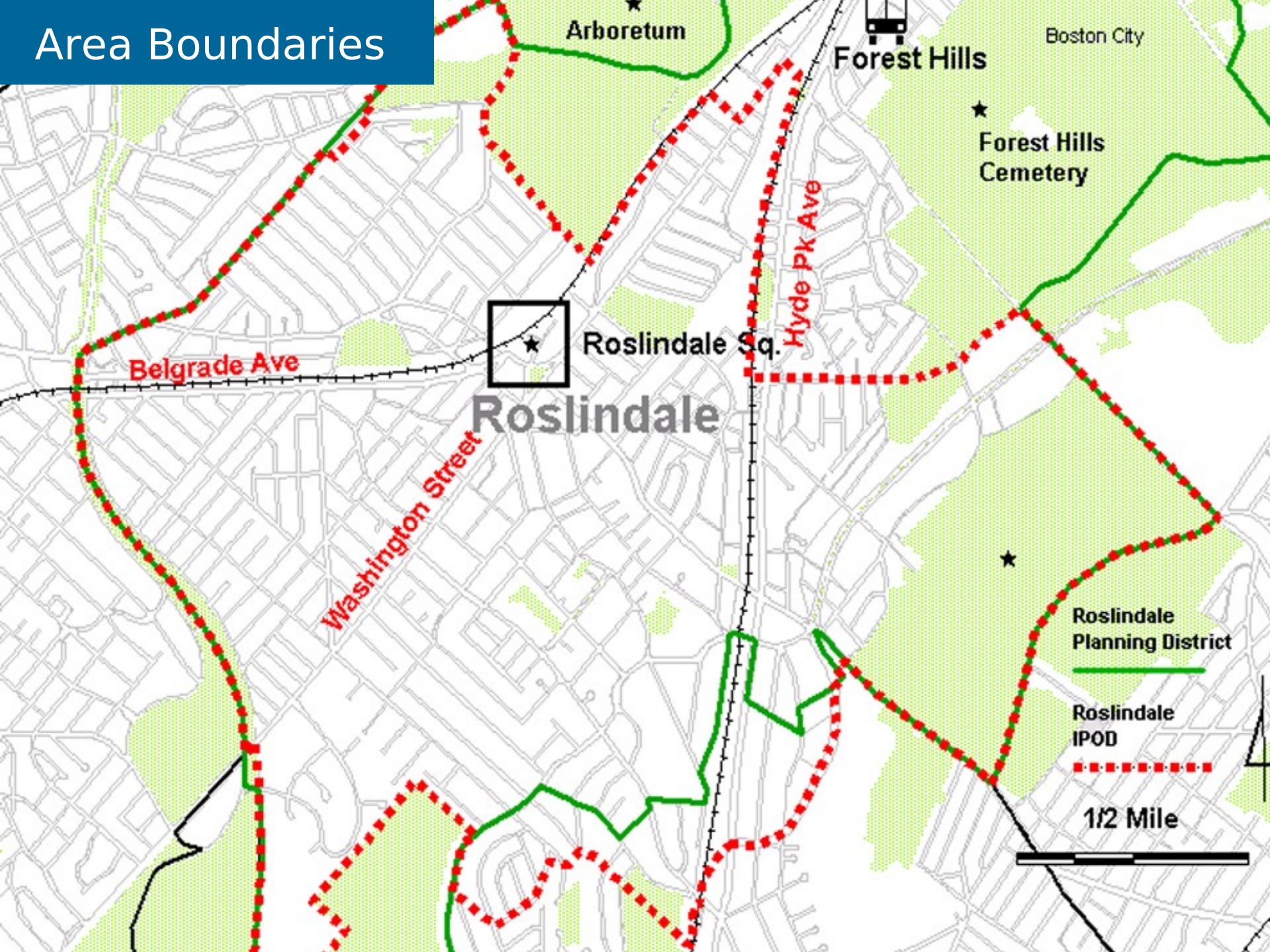
Roslindale Neighborhood Strategic Plan

Maintaining and Guiding Future Growth

Area Location



Area Boundaries



Roslindale

- Roslindale has gone through many changes in recent years.
- A community of 28,642 people, the Roslindale IPOD area (Interim Planning Overlay District) of 2.5 sq. miles faces some challenges and opportunities.

The Roslindale Planning and Rezoning Process

2004	The community approached the City of Boston
Early 2005	Mayor Menino ordered a planning and rezoning process
March 2005	The BRA met with community leaders, ONS and Councilor Consalvo's Office
March 9, 2005	The BRA held a community meeting to introduce the Interim Planning Overlay District (IPOD)
April 13, 2005	The Zoning Commission adopted the new IPOD zoning regulations
May 16, 2005	The BRA held a community meeting to discuss the new zoning regulations and forthcoming planning and rezoning process

The Roslindale Planning and Rezoning Process

June 29, 2005

The BRA held a community workshop in which participants addressed the following areas of concern:

Housing

Transportation/Traffic/Parking

Open Space

Commercial and Institutional

Development

issues in

The participants identified and prioritized the top 3 Roslindale:

1. Density

2. Traffic and Parking

3. Open Space and Institutional Encroachment

The Roslindale Planning and Rezoning Process

Summer 2005 The BRA solicited nominations for the Advisory Group

September 2005 Mayor Menino appointed 15 community members to serve on the Advisory Group

October 6, 2005 The first Advisory Group meeting was held

November 30, 2005 Welcome to the second Advisory Group meeting

Community Concerns

ISSUES	Community Workgroups				
	G-1	G-2	G-3	G-4	G-5
Housing Density	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open Space/Green Space	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation & Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other Transportation		<input type="checkbox"/>	<input type="checkbox"/>		
Environmental Sub districts		<input type="checkbox"/>			
Institutional Expansion	<input type="checkbox"/>				
Mix of Housing			<input type="checkbox"/>		
Basic Services				<input type="checkbox"/>	

Community Concerns

OPPORTUNITIES

Community Workgroups

G-1

G-2

G-3

G-4

G-5

Density & Space

- o Appropriate Density
- o Sufficient Open Space



Improve Parking

- o Provide Off-street Parking
- o Identify Sites for Parking
- o Require Parking in Developments
- o Pedestrianize Ros. Sq.



Effective Conservation

- o Environment & urban wilds
- o Preserve character
- o Preserve green space



Economic Development

- o Mix of retail/comm./institutions
- o Promote locally-owned business
- o Fill vacant commercial sites



Community Involvement

- o Notification & interaction



Groups identified one or more subsets of opportunities

Roslindale Neighborhood Strategic Plan

Roslindale Neighborhood Information and Analysis

Part I. Neighborhood Profile and Context of Location

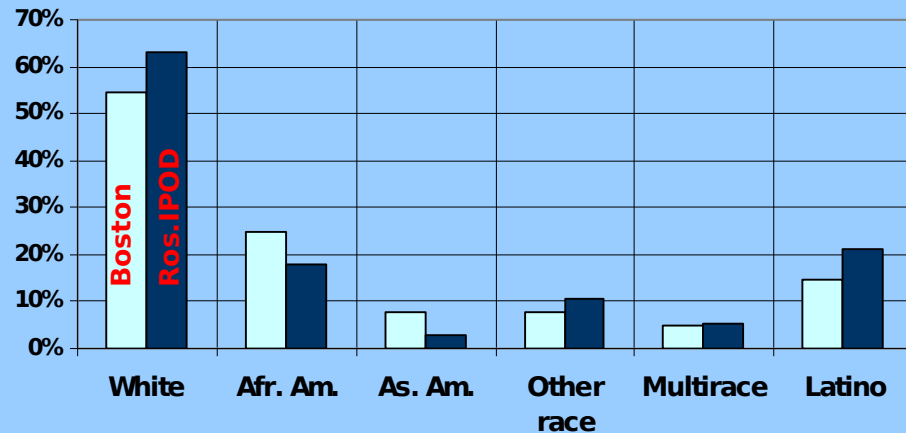
Part II. Economic Analysis (to be completed)

Part III. Housing Needs (to be completed)

Part IV. Community Services (to be completed)

Roslindale IPOD Vs Boston

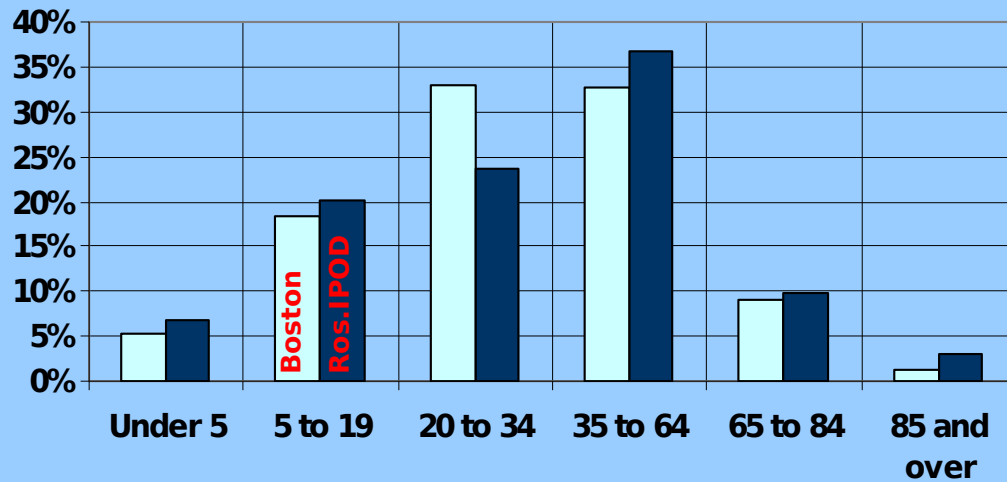
Racial Composition				
	Boston City		Roslindale IPOD	
Total:	589,141	100%	28,642	100%
White	320,699	54.4%	18,080	63.1%
Afr. American	146,958	24.9%	5,087	17.8%
Native American	2,581	0.4%	86	0.3%
As. American	44,563	7.6%	780	2.7%
Other race	46,709	7.9%	3,078	10.7%
Multiracial	27,631	4.7%	1,531	5.3%
Latino	85,199	14.5%	6,017	21.0%



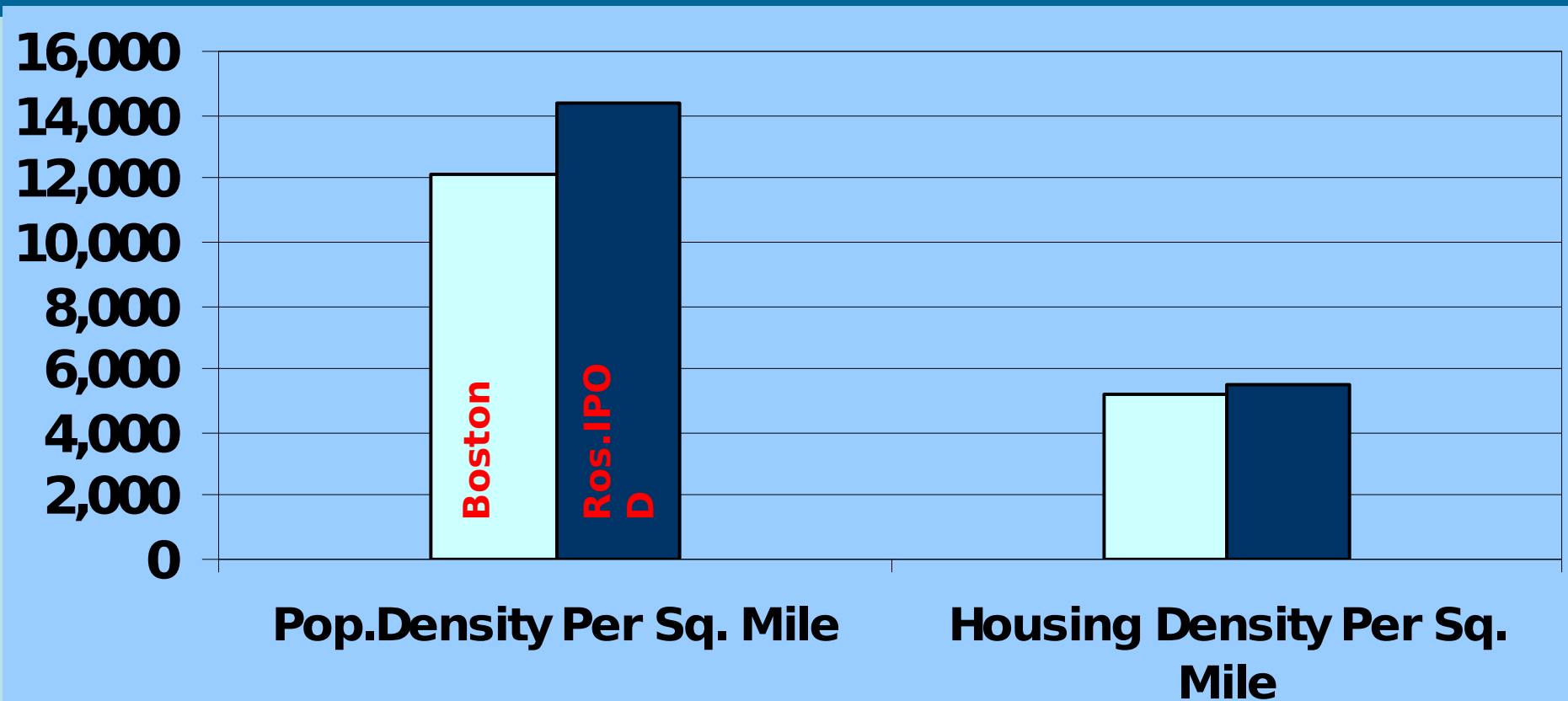
Roslindale IPOD Vs Boston

Age Composition

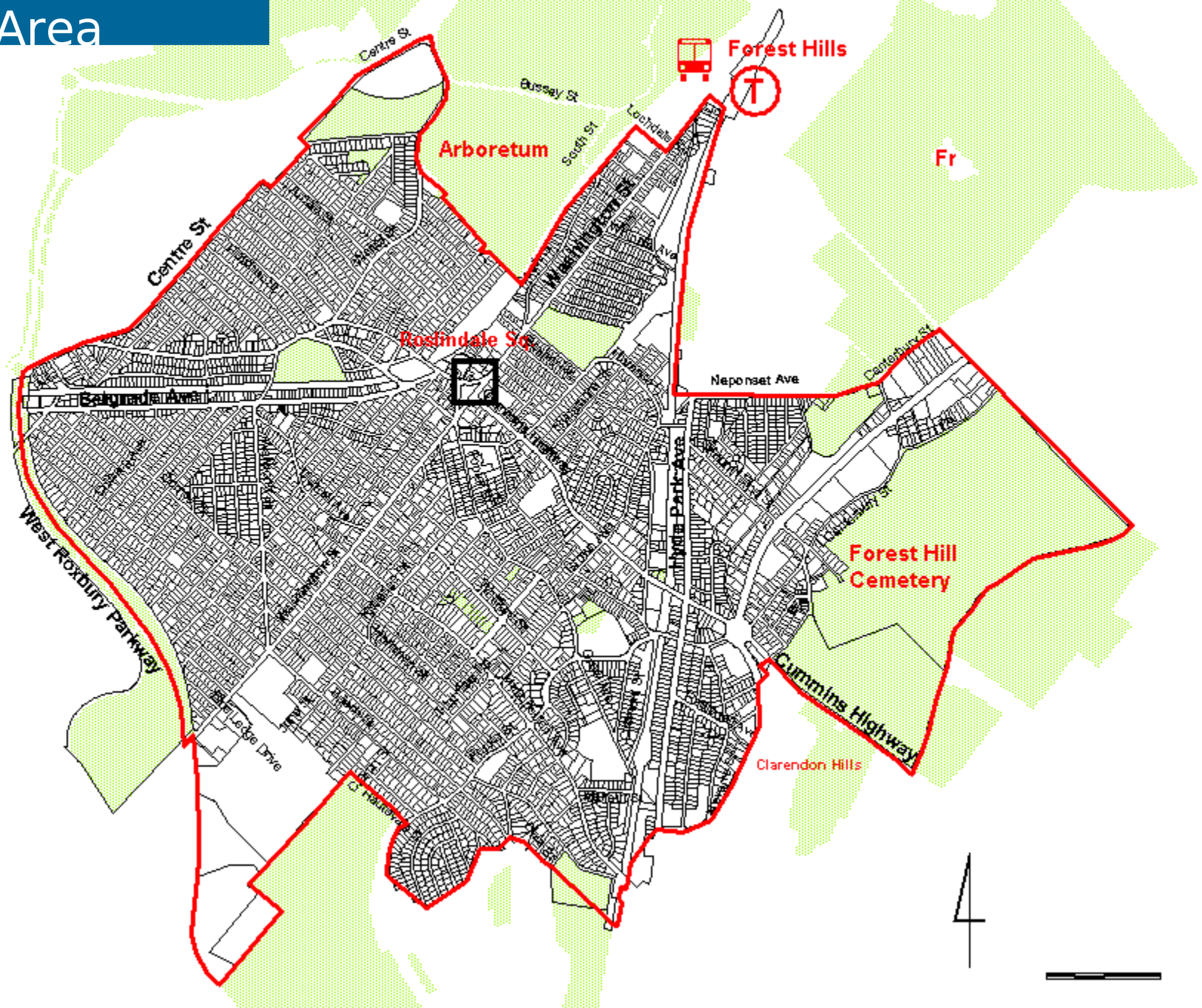
	Boston City		Roslindale IPOD	
Total:	589,141	100%	28,642	100%
Under 5	31,765	5.4%	1,943	6.8%
5 to 19	108,910	18.5%	5,737	20.0%
20 to 34	194,414	33.0%	6,748	23.6%
35 to 64	192,451	32.7%	10,551	36.8%
65 to 84	53,496	9.1%	2,808	9.8%
85 and over	8,105	1.4%	855	3.0%



Roslindale IPOD Vs Boston



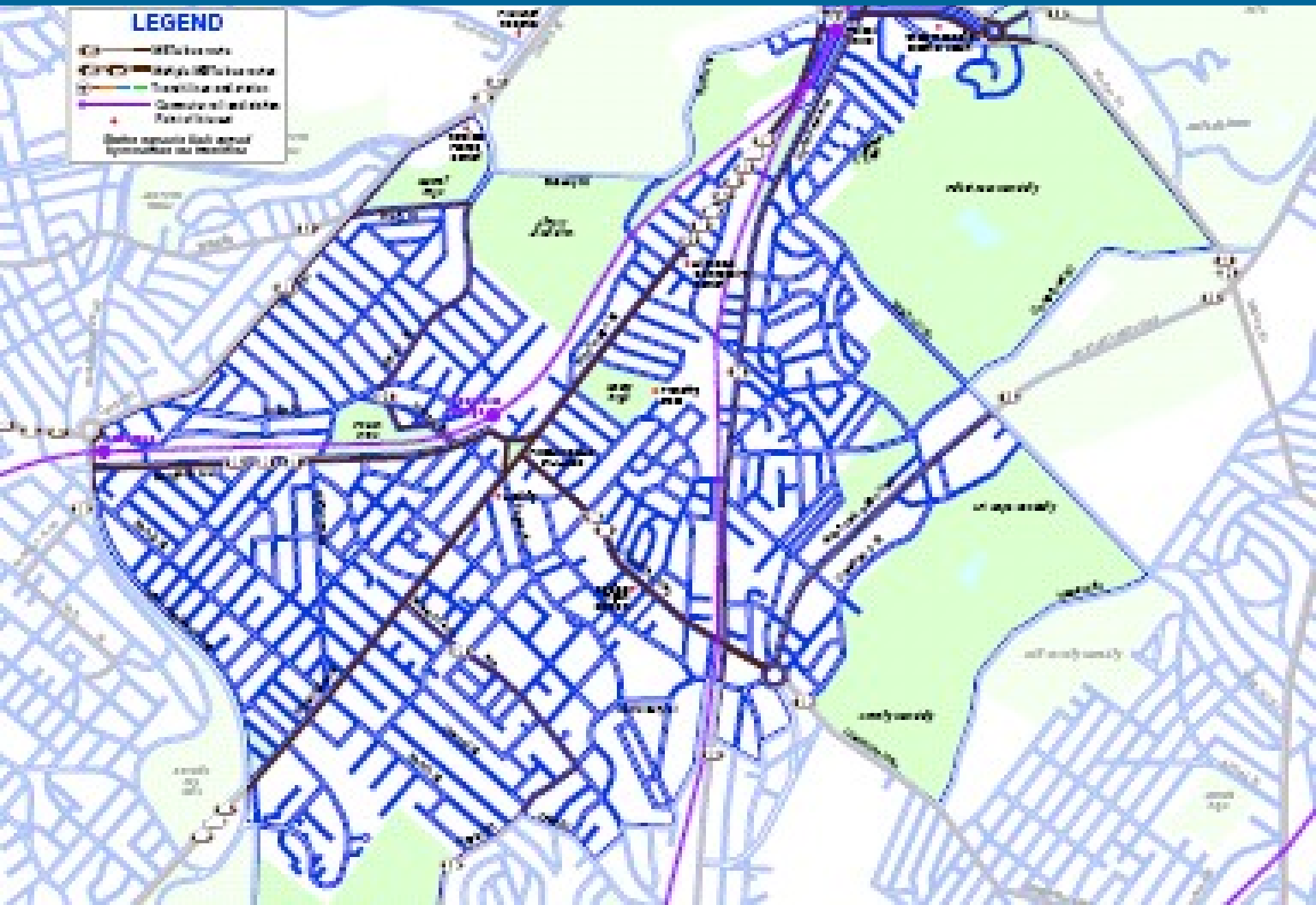
High Density Area



Roadway System



Transit Network



Vehicle Ownership

Roslindale
IPOD

Boston
City

1 Vehicle/Household

77%

62%

2 Vehicles/Household

35%

20%

Transportation Trips

Roslindale
IPOD

Boston
City

Vehicles

75%

51%

Walk

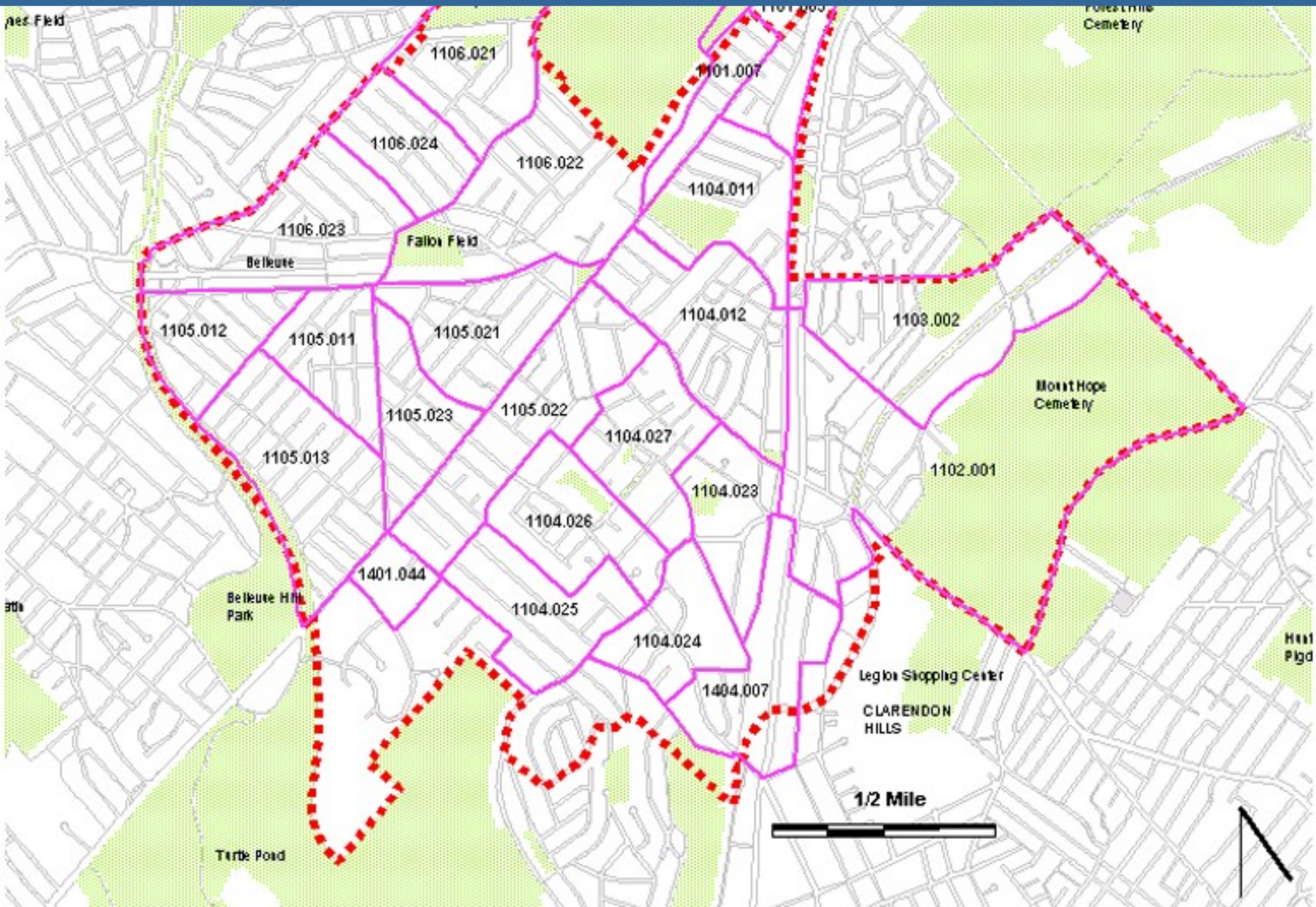
12%

20%

Area Overview in Thematic Profiles

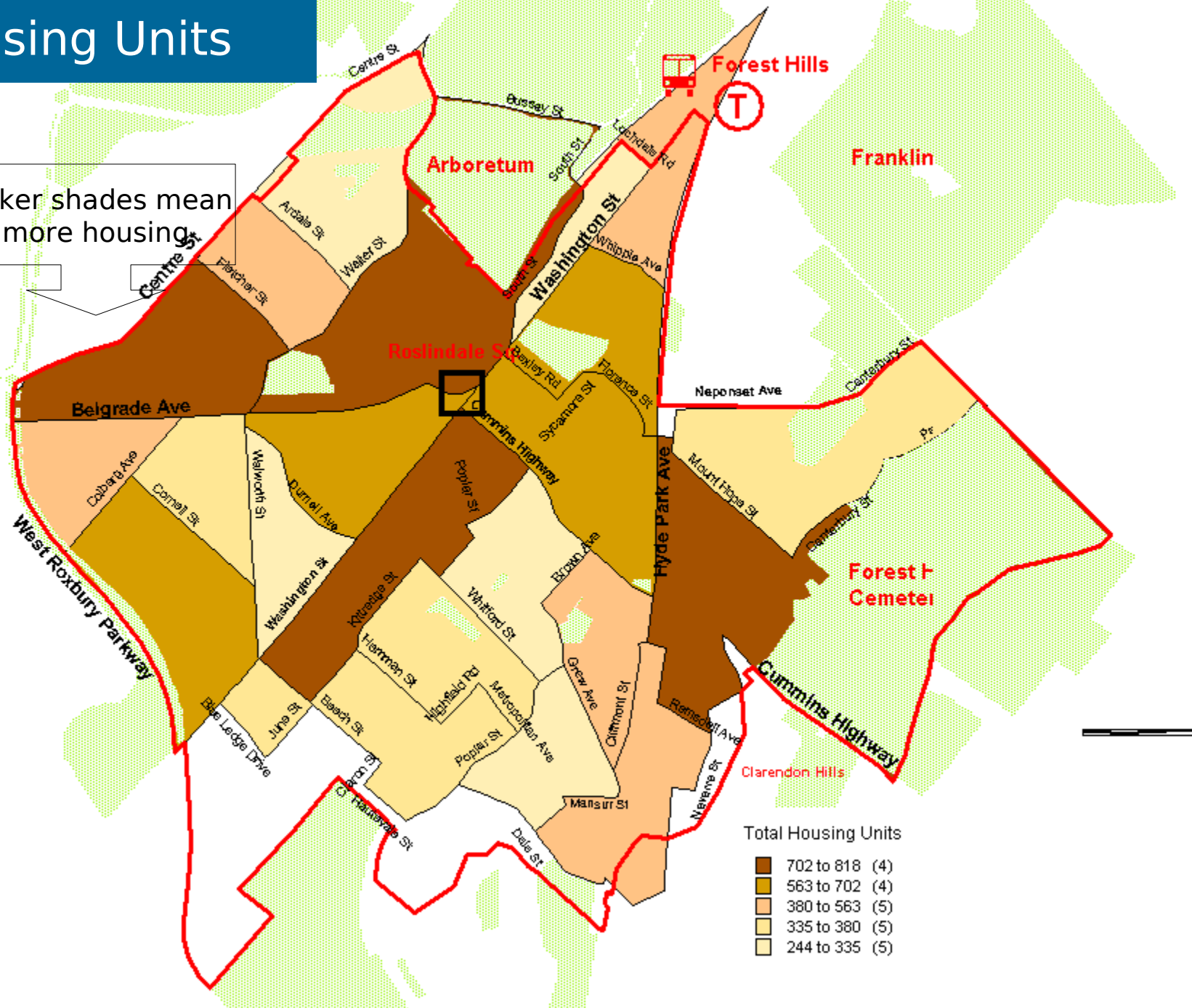
- Thematic maps are useful to understand the area's character.
- Some of the thematic areas presented here are:
 - **Housing Density**
 - **Population Density**
 - **Single Family Housing Units**
 - **Median Household Income**
 - **Houses With 1-2 Vehicles**
 - **And many more**
- To make internal comparisons of larger areas, they are subdivided into parts.

IPOD Area & Subdivisions (Census Block Groups)

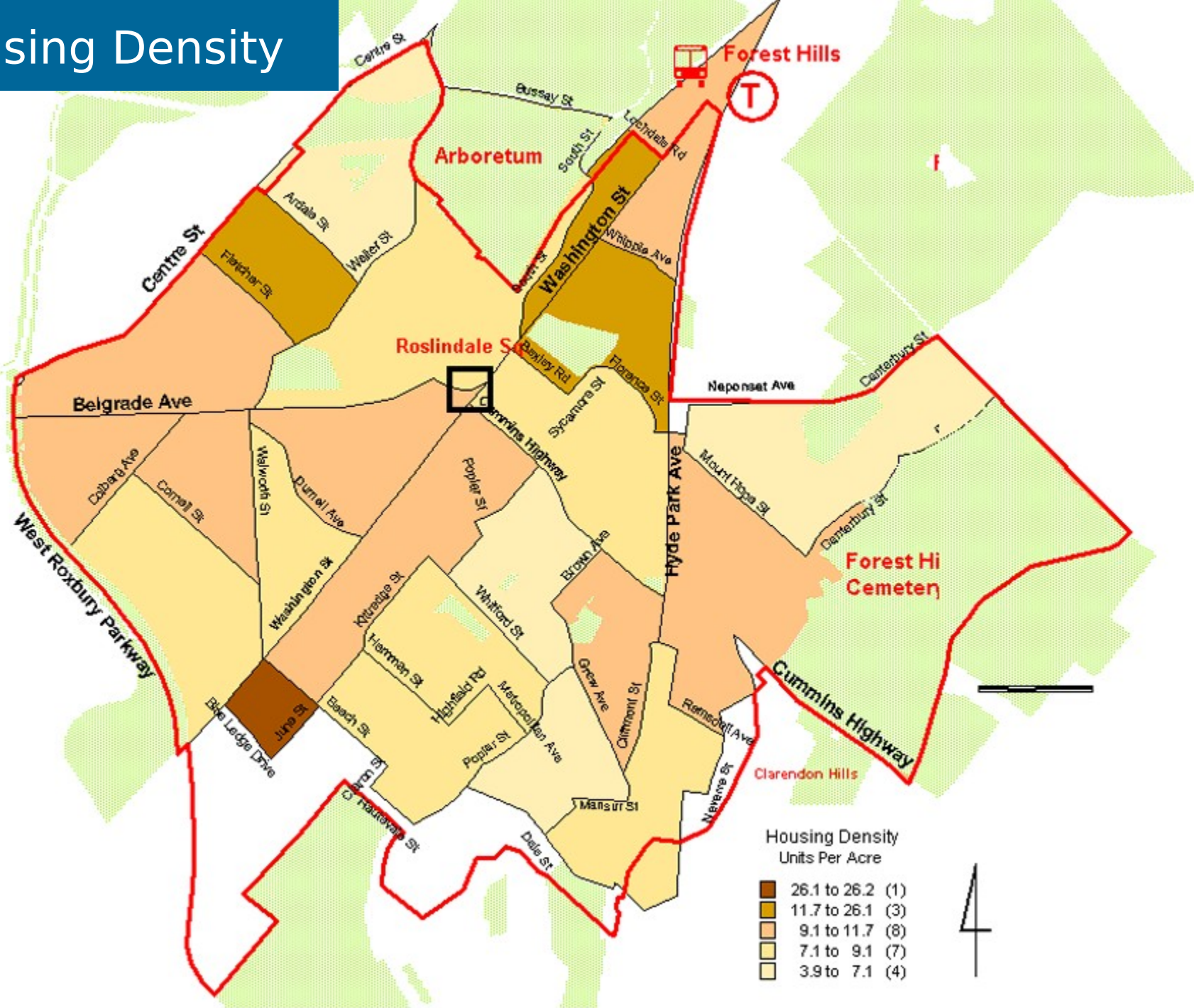


Housing Units

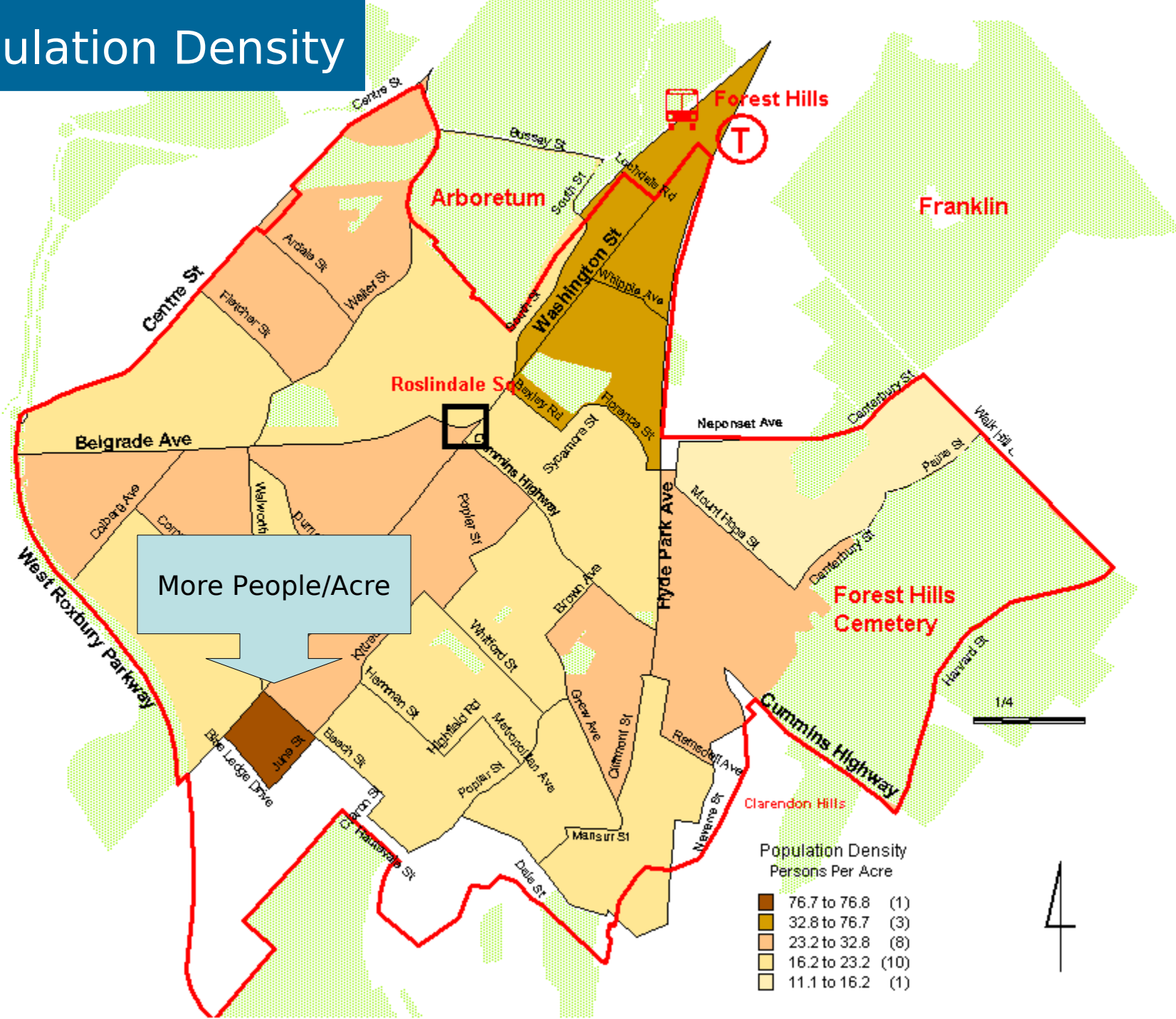
Darker shades mean more housing.



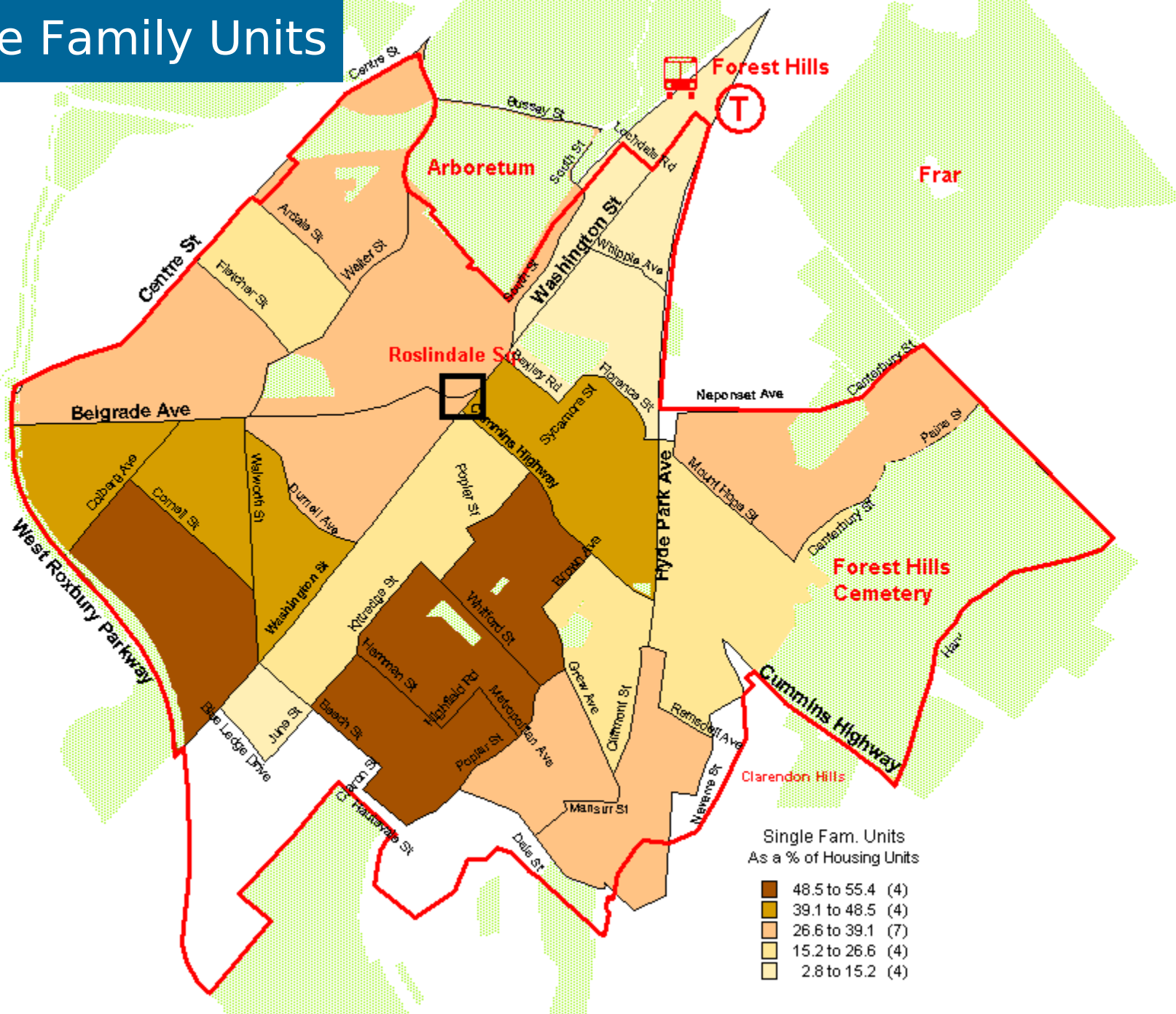
Housing Density



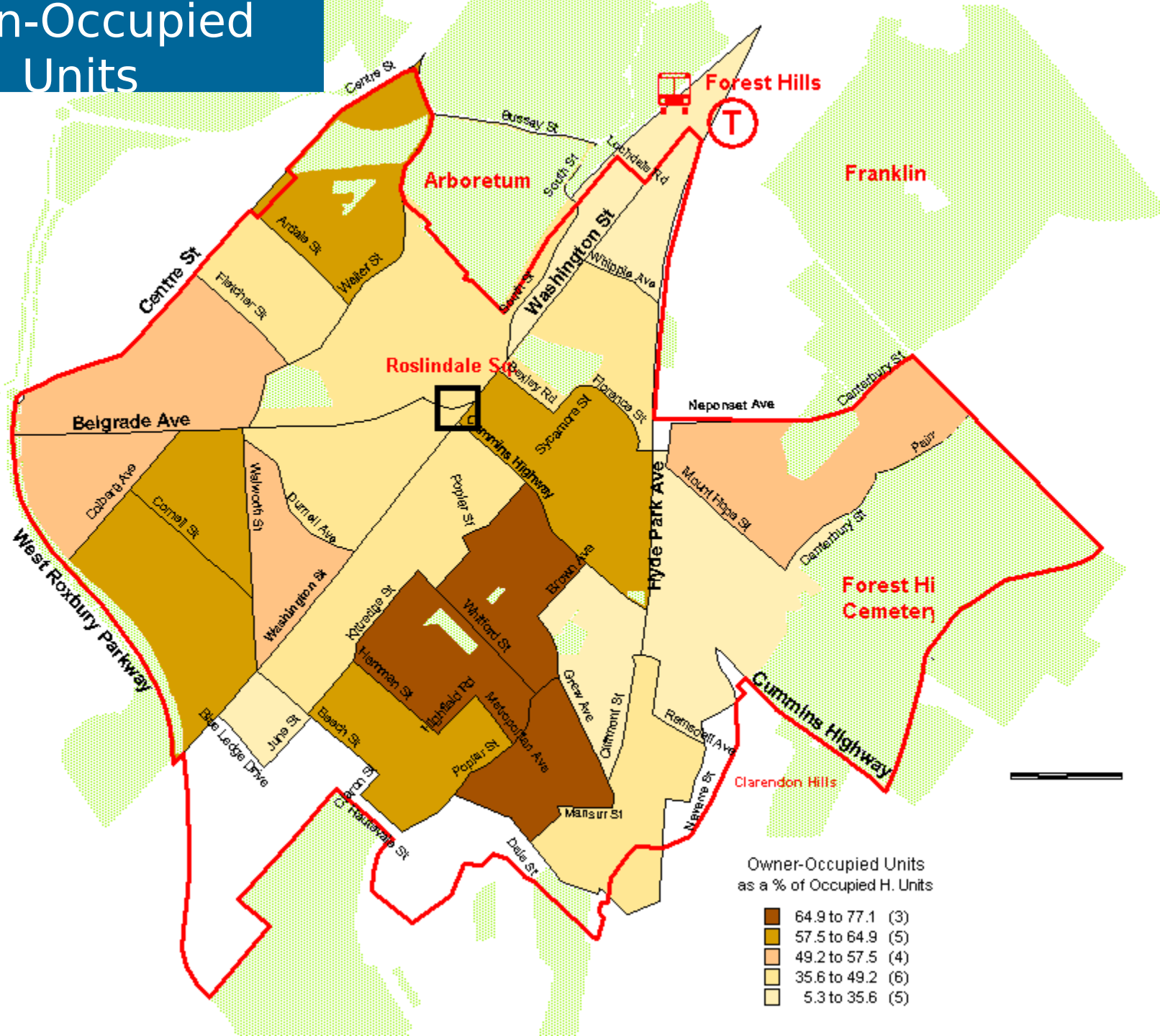
Population Density



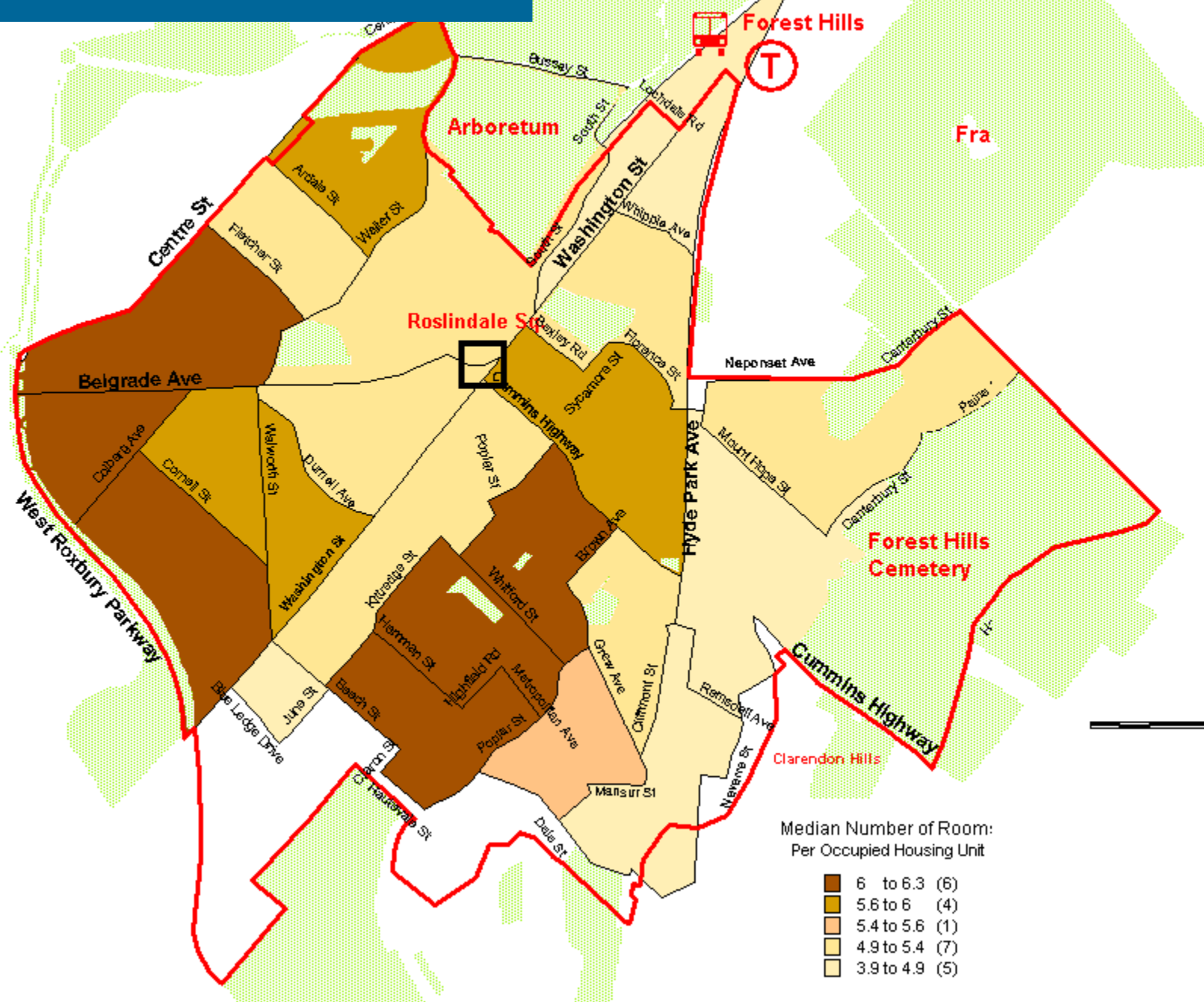
Single Family Units



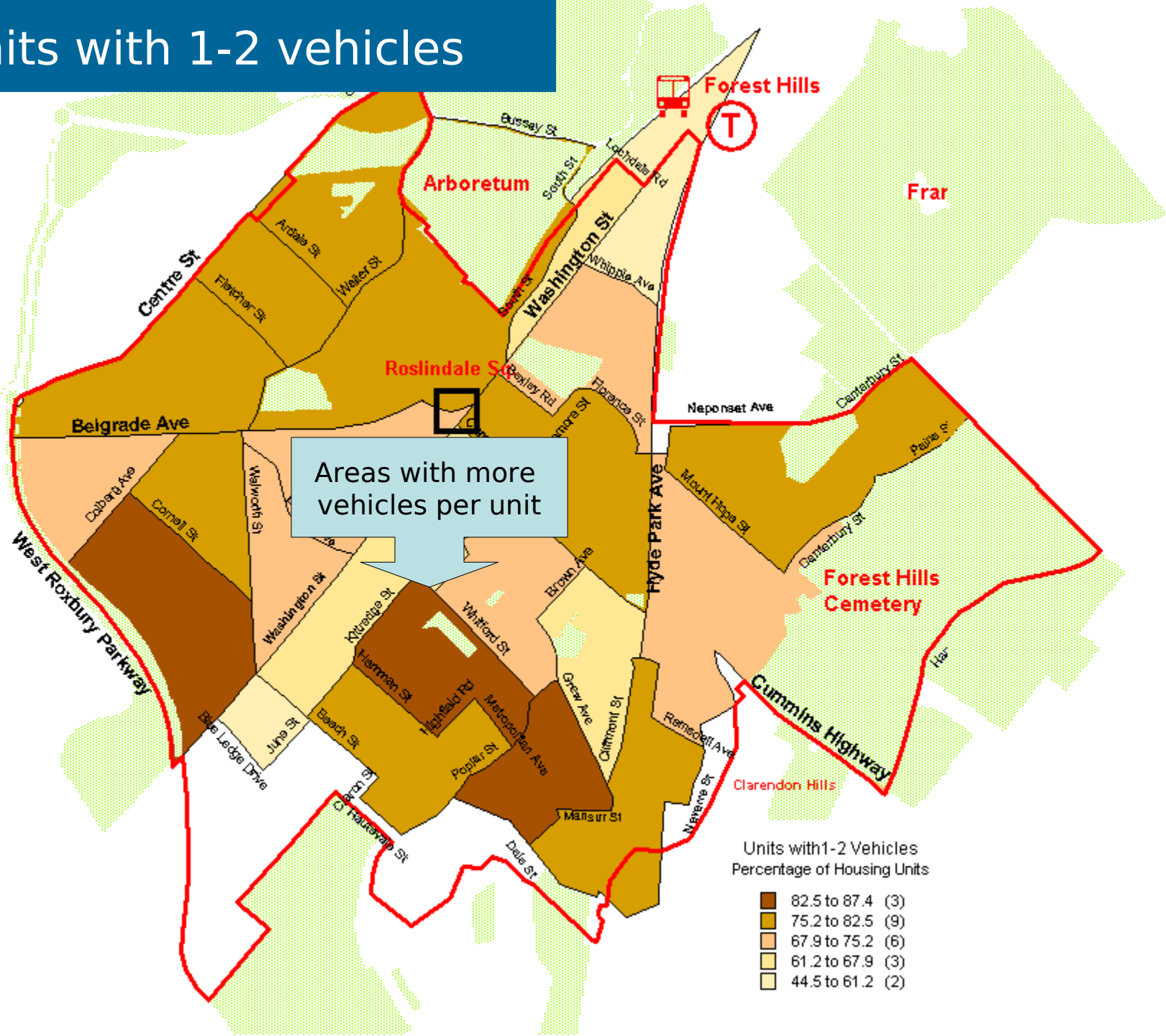
Own-Occupied Units



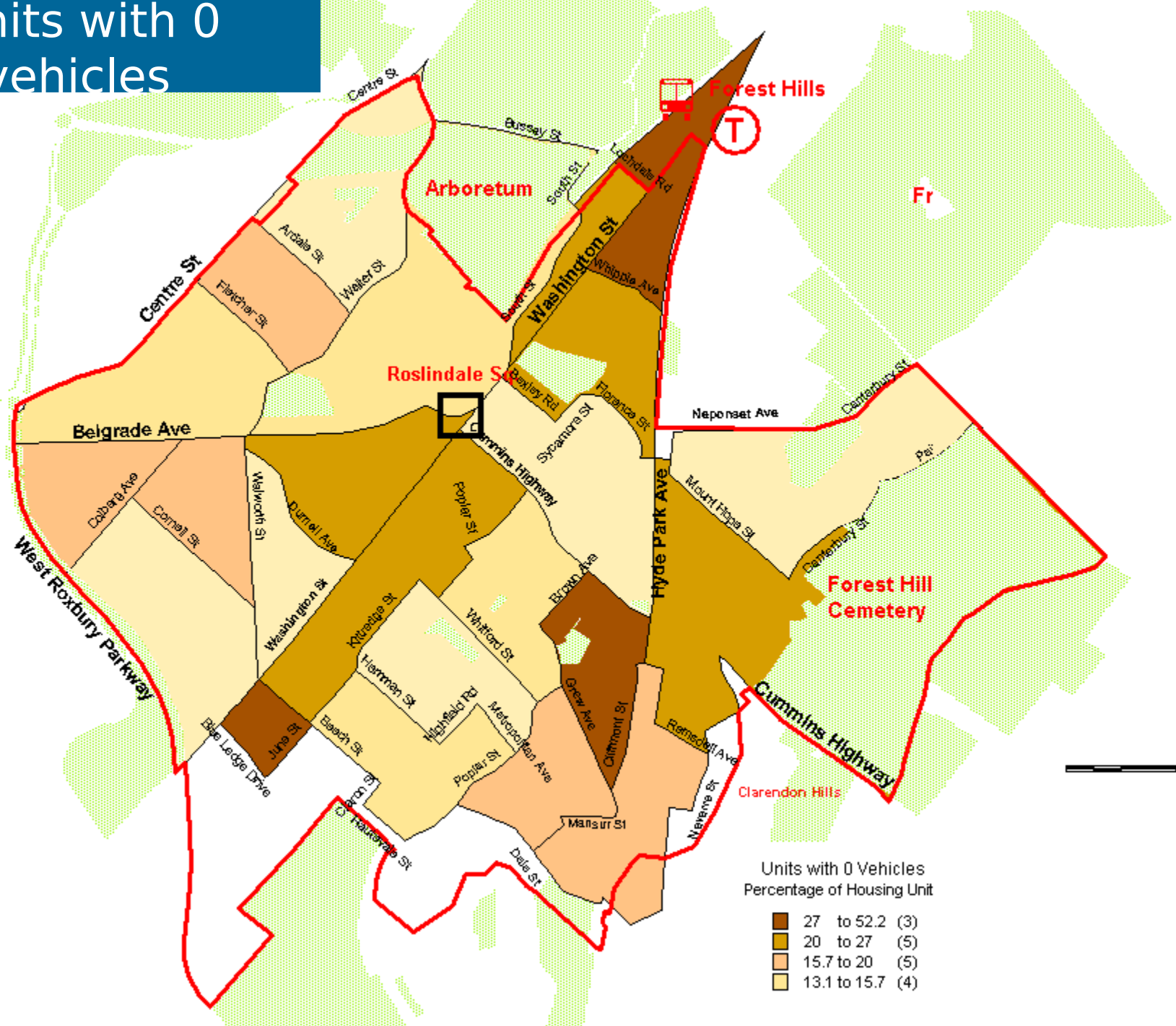
Median Number of Rooms



Units with 1-2 vehicles

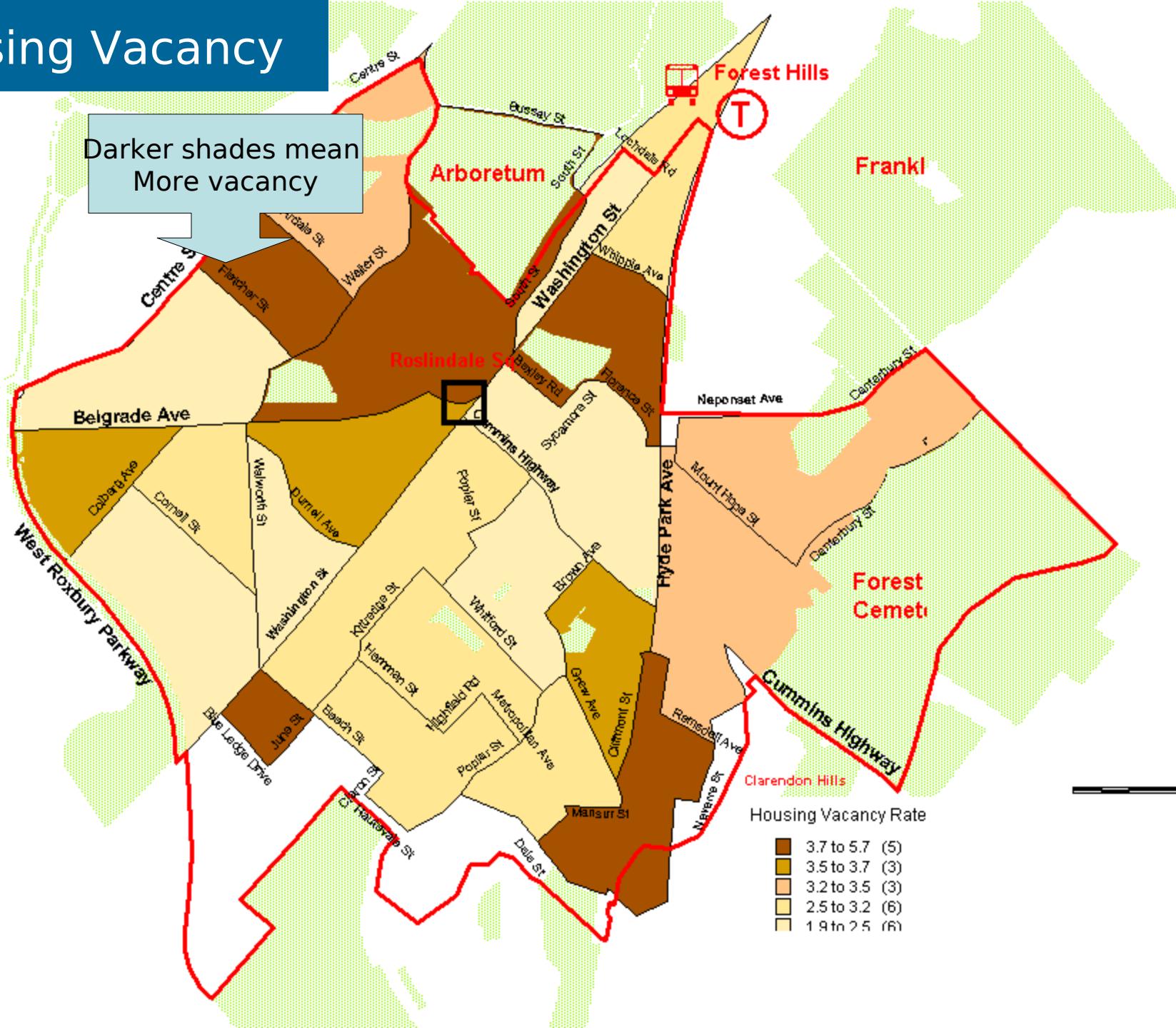


Units with 0 vehicles

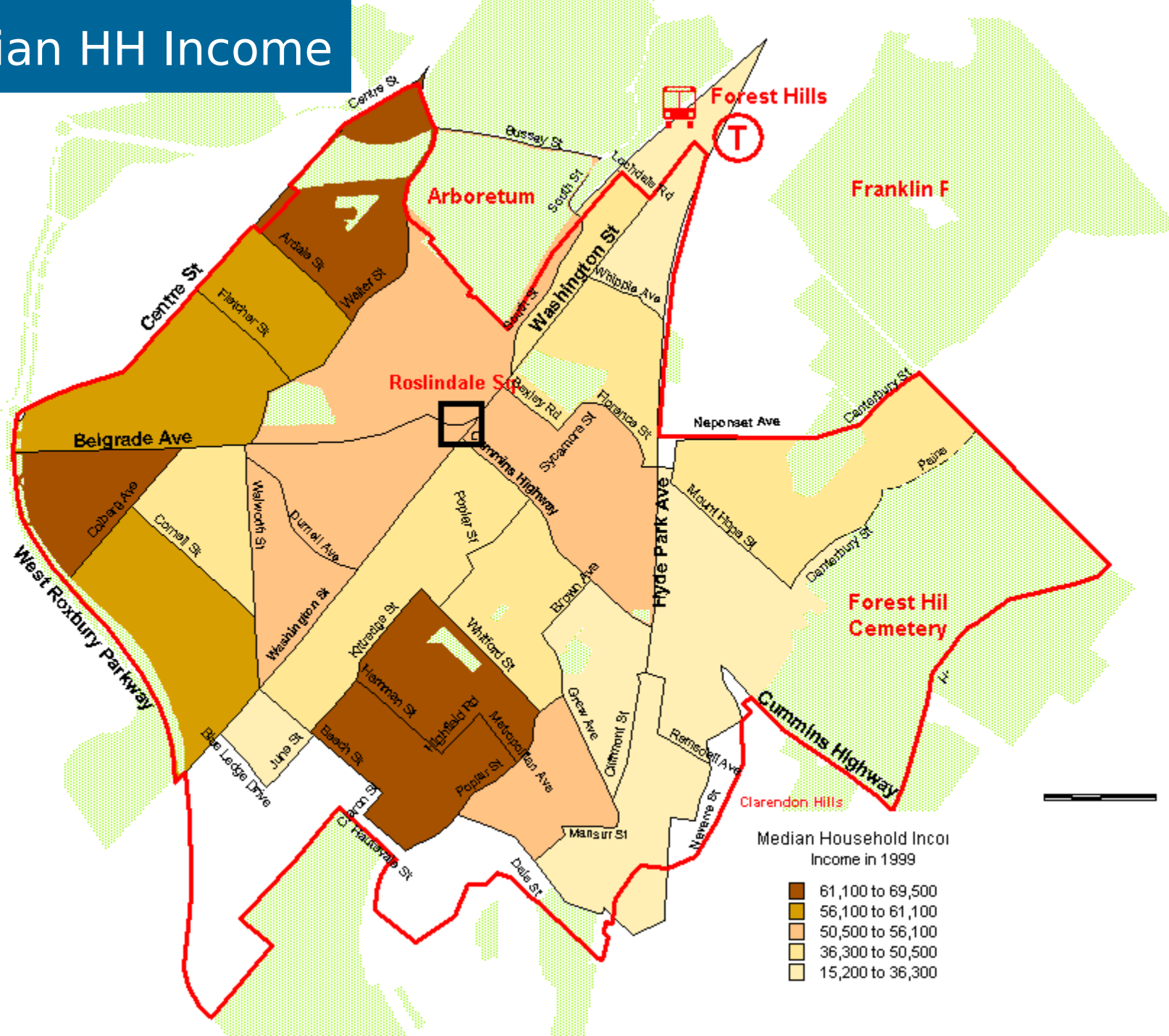


Housing Vacancy

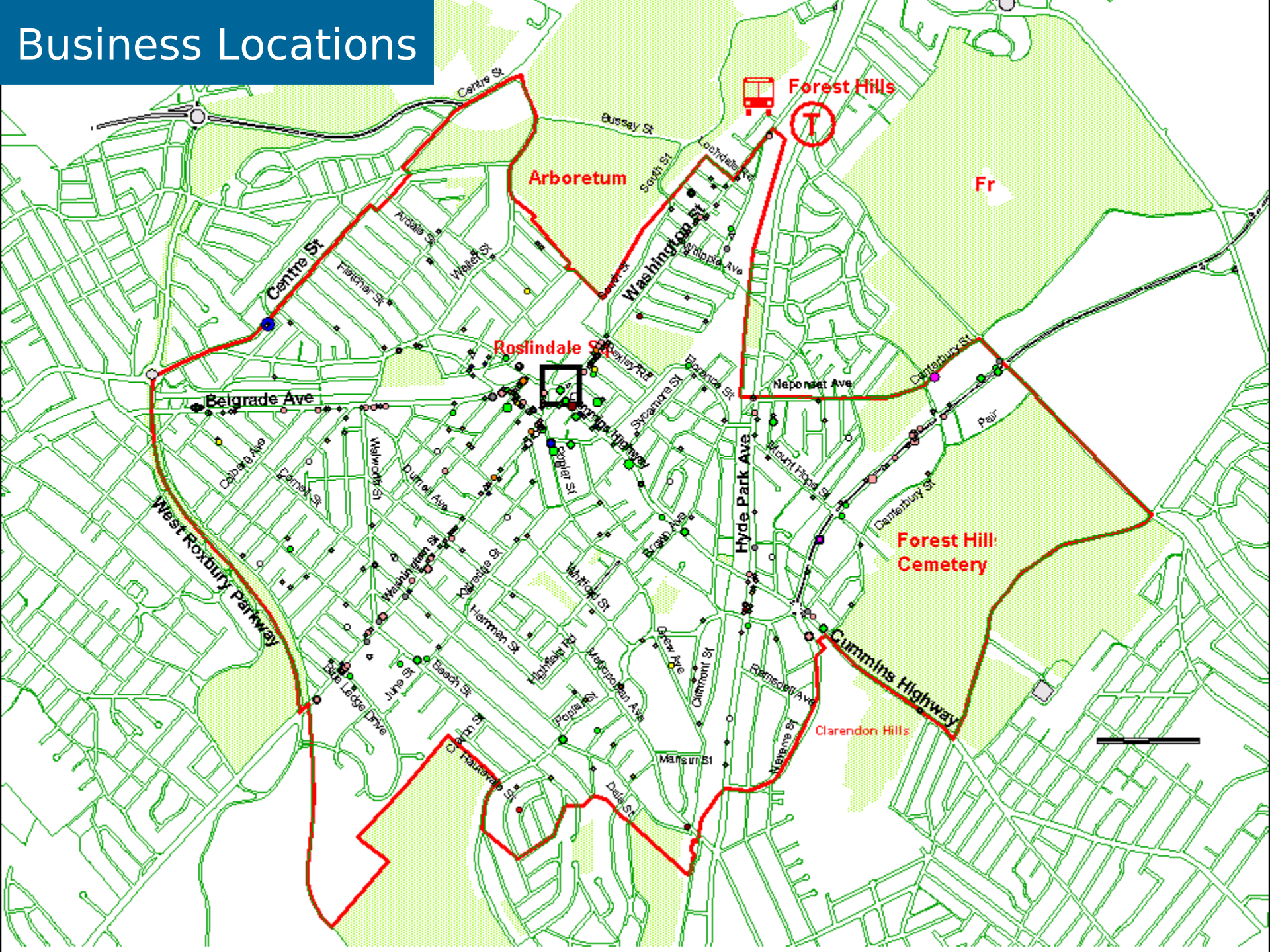
Darker shades mean
More vacancy



Median HH Income



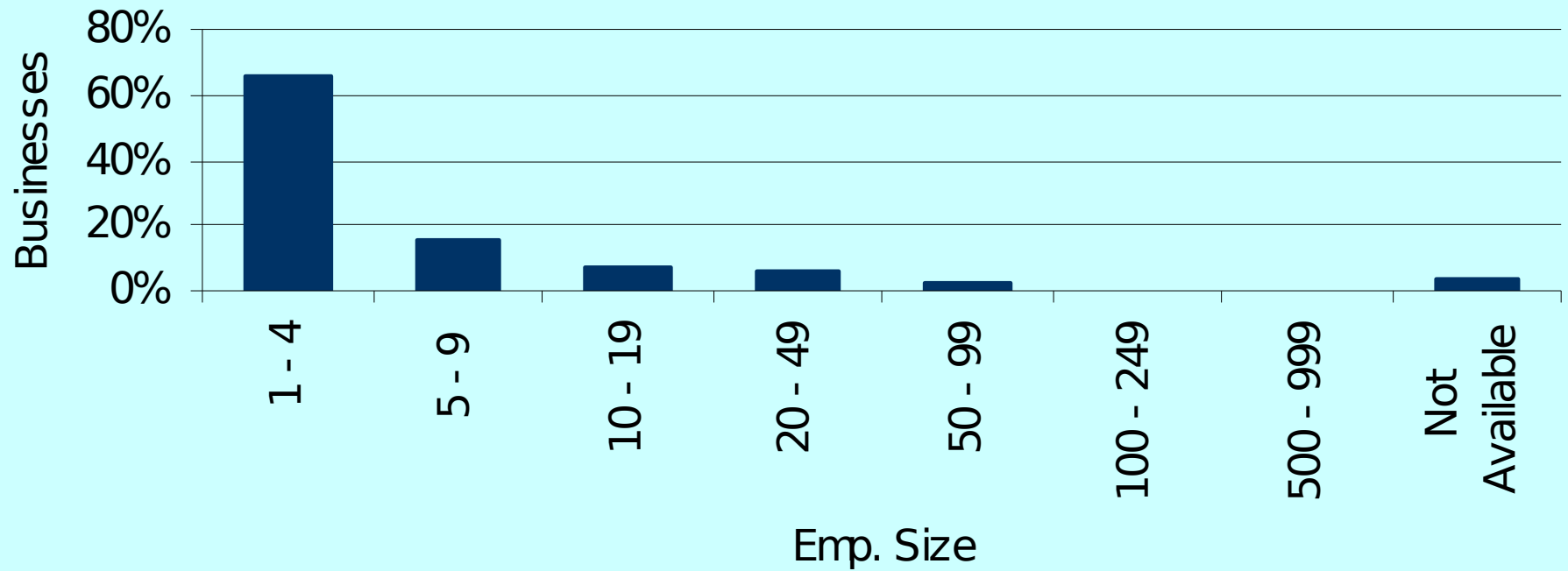
Business Locations



Businesses by Employee Size

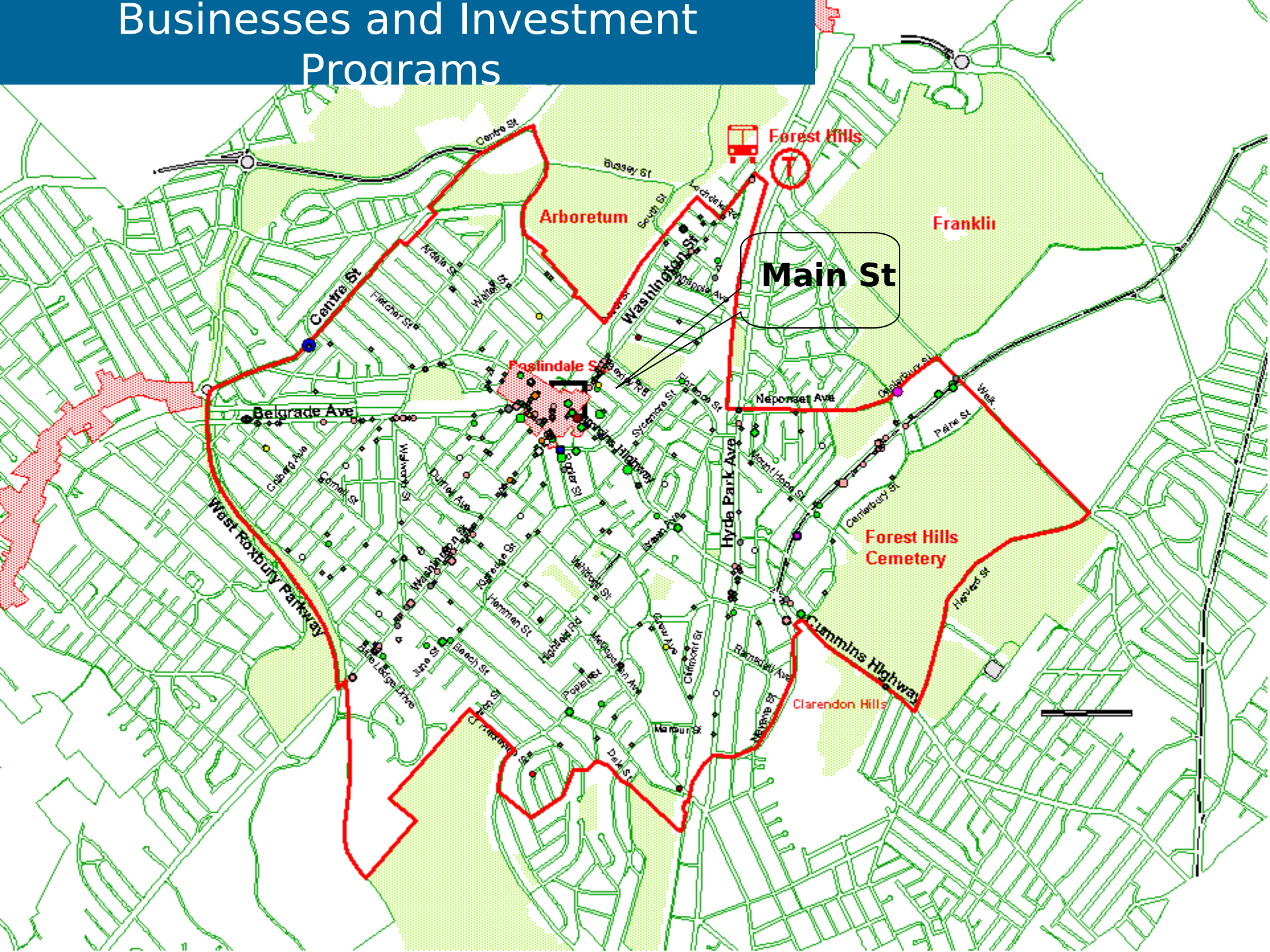
Employee Size	Businesses	%
1 - 4	359	66%
5 - 9	85	16%
10 - 19	36	7%
20 - 49	32	6%
50 - 99	11	2%
100 - 249 (Youth Ctr. & W. I. Sch.)	2	0%
500 - 999 (Hebrew R. Center)	1	0%
Not Available	18	3%
Grand Count	544	100%

Employment Size

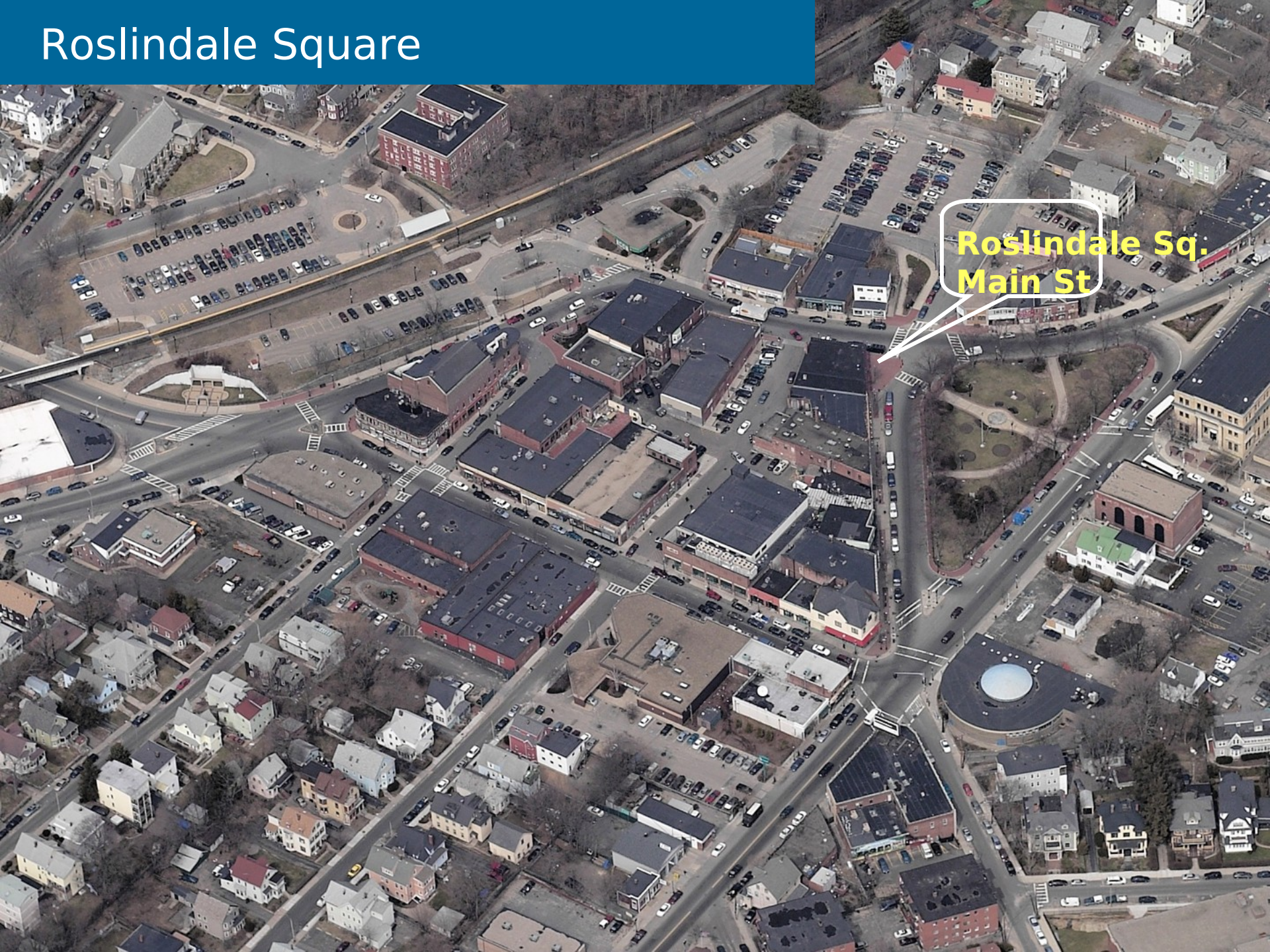


- Inventory of Businesses
- Business Segmentation
- Competing Businesses Outside of the Planning Area
- Impact of City Business Programs
- A Business Strategy for the Planning Area

Businesses and Investment Programs



Roslindale Square



- Profile of Housing Stock
- Median House Prices & Gross Rents
- Housing for People with Special Needs
- Impact on Transportation & Parking

- December 19, 2005
 - RFP Proposals due to the BRA
- January 2006
 - Interview and select consultant
- February 2006
 - Consultant begins working with the Advisory Group and the city to begin the planning and rezoning process

END

Presentation By Research Department, BRA